

**A Regular Meeting of the North Park
Redevelopment Project Area Committee (PAC)
Tuesday, March 13, 2007, at 7:00pm
San Diego National Bank, 3180 University Avenue (2nd Floor)
San Diego, CA 92104**

The members of the North Park Project Area Committee (PAC) held a regular meeting at the above time and place. Notice was posted for purposes of the Brown Act at the City Administration Building at least 72 hours before the meeting.

The attendance of the committee members was as follows:

Ed Badrak	Present	Andrea Roberts	Absent
Patrick Edwards	Present	Susan Tinsky	Present
Don Leichtling	Absent	John Zarling	Present
Roger Lewis	Present	Vacant	
Gayle Richardson	Present	Vacant	

City and Agency Representatives:

Tom Romstad and Michelle Rosenthal of the Redevelopment Agency and Monica Pelaez, Representative for Councilmember Toni Atkins, were in attendance.

I. Call to Order & NPPAC Member Announcements

The meeting was called to order at 7:05 p.m. Roll was called and a quorum was established.

II. Adoption of Agenda

Motion (Badrak/Zarling) to adopt the agenda of the March 13, 2007.

(Passed – 6/0/0)

III. Approval of Minutes of February 13, 2007 Meeting

Motion (Edwards/Badrak) to adopt the minutes of the February 13, 2007 NPPAC meeting.

(Passed – 6/0/0)

IV. Elected Official Reports

Council District Three representative, Monica Pelaez, passed out copies of the *Toni Times* and announced that the sidewalk improvement project that covers University Ave. from 28th St. to Utah St. will be expanded to include the east side of 30th St. between University Avenue and North Park Way.

V. Public Comment

Susan Tinsky noted that the appeal hearing for the Boulevard Apartments will held before the Planning Commission on March 15th. Kirsten Clemons discussed the various bills proposed in relation to affordable housing.

VI. Chair's Report

Roger Lewis distributed copies of the PAC's annual activity report.

VII. Action/Discussion Items

A. Third 5-Year Implementation Plan-Ratification of Draft Goals

Gayle Richardson briefly reported on the progress of the committee and the status of the revision process for the Implementation Plan. She read the new list of goals and explained the changes made. Suggestions regarding the new goals were made and additional revisions were discussed. New PAC members were encouraged to attend the committee's meetings and provide additional suggestions or feedback. It was announced that the committee will meet during the week of March 19th.

Motion (Lewis/Tinsky) to adopt the new goals for the 5-Year Implementation Plan as revised to reflect suggested changes.

(Passed -6/0/0)

B. Installation of New Committee Members

Michelle Rosenthal advised the committee that on February 27, 2007, the City Council ratified the results of the February 13, 2007 NPPAC Election. Kirsten Clemons (Community Organization), Wally Orsatti (Business/Property Owner), Robert Steppke (Residential Owner-Occupant), Gayle Richardson (Residential Tenant) and John Zolezzi (Residential Tenant) were seated.

C. Election Of Committee Officers

The election of committee officers for the 2007 term was conducted. Nominations were solicited and the positions of chairperson, vice chairperson and secretary were filled as follows: Gayle Richardson was elected to serve as chairperson by a vote of 8/0/0. Roger Lewis was elected to serve as vice chairperson by a vote of 8/0/0. Ed Badrak was elected to serve as secretary by a vote of 8/0/0.

D. PAC Training on Open Meetings and Conflicts of Interest

Huston Carlyle, Deputy City Attorney supervising the city attorney's redevelopment unit, conducted a training session on open meetings requirements (the Brown Act) and conflict of interest regulations for new and continuing PAC members.

E. Appointment of NPPAC Representative to the Maintenance Assessment District

Robert Steppke was nominated to serve as the NPPAC's representative to the Maintenance Assessment District Board.

Motion (Lewis/Badrak) to designate Robert Steppke as representative of the NPPAC to the Maintenance Assessment District Board.

(Passed – 8/0/0)

F. Line of Credit--Agency-wide Affordable Housing Funding

Tom Romstad discussed the pooling of affordable housing funds as a means to more readily enable the development of affordable housing in project areas including City Heights, NTC, North Bay and North Park. For housing purposes, it was noted that North Park's contribution to the pool would be approximately \$7 million. It was requested that Agency staff provide periodic reports detailing how the pool is expended.

Motion (Lewis/Badrak) to support the Redevelopment Agency's request to commit available affordable housing set-aside tax increment to a line of credit to partially capitalize an affordable housing funding pool.

(Passed – 8/0/0)

F. Filling of Vacant Residential Tenant Seat

It was decided that the vacant Residential-Tenant seat will be filled at the April 9th NPPAC meeting. Agency staff will post notices and contact former candidates from the same category. The opening will also be noticed at the North Park Main Street office and on the North Park Community Association Website. PAC members were encouraged to announce the vacant seat at community meetings.

Motion (Lewis/Edwards) to notice the vacant Residential-Tenant seat and appoint a new member at the April 9th meeting.

(Passed – 8/0/0)

VIII. Staff Report/Project Updates

Rosenthal provided updates on current redevelopment projects and initiatives.

IX. Sub-committee Reports

None.

X. Requests for Next Agenda

1. Filling of the Resident-Tenant Vacancy
- 2.

XI. Adjournment – 9:30 p.m.

PUBLIC PARTICIPATION IS ENCOURAGED. FOR FURTHER INFORMATION ABOUT THE NORTH PARK REDEVELOPMENT PROJECT, PLEASE CALL THE REDEVELOPMENT AGENCY OF THE CITY OF SAN DIEGO (619) 533-4233